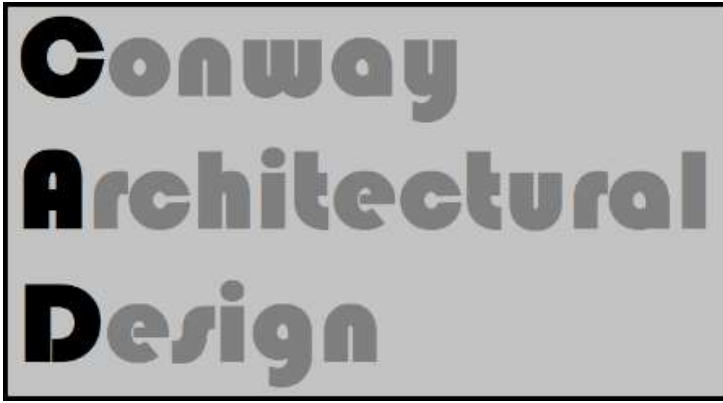




Conway Architectural Design

696-09 Rev A

Design And Access Statement

Produced for the proposal at:

Grosvenor Arms

2 Eldridge Drive

Manchester

M40 2DF

February 2023

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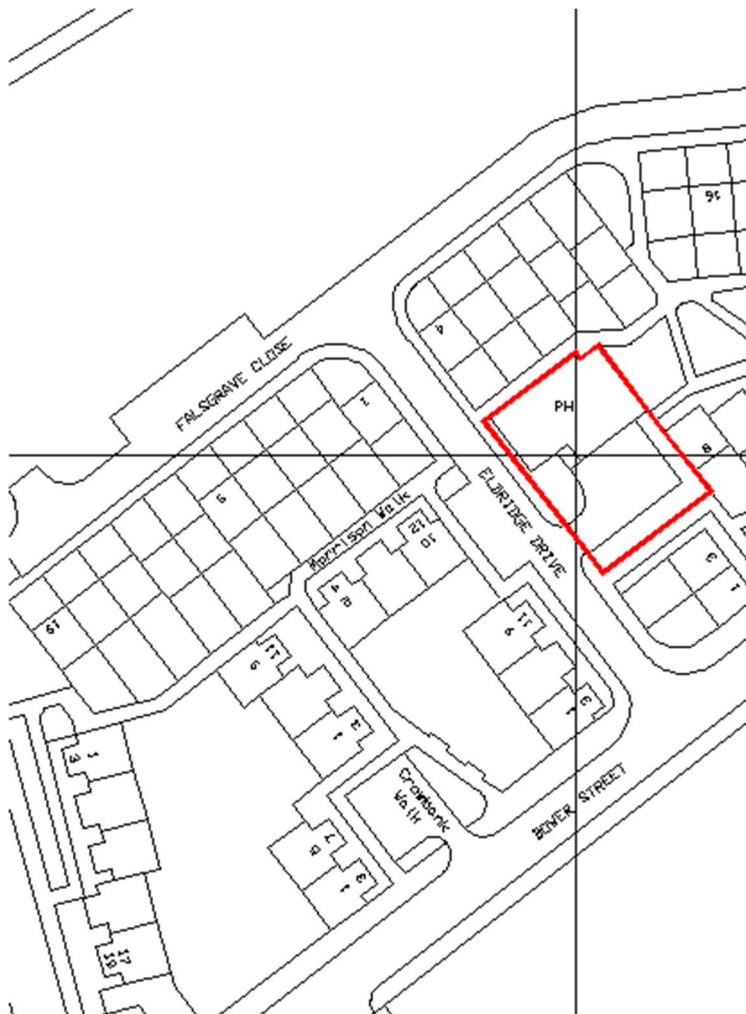
1.0 Introduction

This Design and Access has been prepared by Conway Architectural Design on behalf of our client in support of a Full Planning Application for the conversion of existing ground floor pub and first floor apartment to create 4 ground floor apartments and retain the existing first floor apartment at Grosvenor Arms, 2 Eldridge Drive, Manchester M40 2DF hereafter referred to as “the site”.

1.1 Purpose Of The Report

The purpose of this document is to set out the design, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Conway Architectural Design as part of the Full Planning Application.

2.0 Context



2.1 Site Context

The site is located within a residential area in Newton Heath, close to Manchester City Centre. It is well connected by public transport with bus stops and tram stations within walking distance of the site.

Oldham Road (A62) is approx. 100m to the north connecting Oldham to Manchester City Centre.

There are local amenities, such as post office, supermarket and other welcome local services required for family housing.

3.0 The Proposal

The proposal is convert the existing ground floor of the public house in to 4 new self-contained apartments with a mix of 1 and 2 beds. Whilst retaining the 3 bed apartment at first floor.

The public house has been empty for around 4 years and is listed on Google searches as permanently closed. This area in the centre of residential housing does not now suit public houses which can generate noise and disturbance at unsociable hours of the day.

This type and location of public house is no longer considered a valuable community asset.

The existing basement is to be kept as storage only and access is through the communal lobby to the north of the site.

3.1 Design Strategy

The following is a list of key requirements for each apartment.

- Habitable living space commensurate to size of each apartment.
- Open plan kitchen.
- Separate bedroom(s).
- Shower room.
- 1 parking space for each apartment. 5 spaces in total.
- 2 disabled parking spaces within the allotted 5 spaces.
- Parking area to have secure fencing to the perimeter, lockable double gates for vehicular access and lockable single gate for pedestrian access.
- Communal outdoor amenity space within secure fenced area of car park.

- Dedicated cycle parking area within communal outdoor amenity space.
- Communal refuse storage within contained fenced area.
- Key card entry for each of the 2 residents entrance doors. With back up traditional key entry in case key card entry fails.
- CCTV serving each apartment and associated external doors and ground floor windows.
- New Secure By Design locks to windows and doors.

3.2 Scale And Massing

The existing building will remain the same size and scale as existing with only minimal elevational changes where new windows are proposed or existing doors built up.

3.3 Appearance

Additional Velux style windows are proposed in the single storey roof to the rear where there is a bedroom within the roof space for 2 apartments.

New windows are proposed throughout in an anthracite grey Upvc which will suit both the back drop of cream/white render and red/brown brickwork.

3.4 Access

Access to the site will be through a pedestrian gate to the paved area immediately in front of the original public house access doors, these doors will serve 2 ground floor apartments. There will vehicular double gate access to the new car park.

Access to the opposite side of the site will be through an existing side entrance door, which will serve 2 ground floor apartments and the first floor apartment.

It was noted in the officers report for a previous refusal that outdoor amenity space would be an advantage to maintain the family friendly environment which dominates the area surrounding the proposal. As such an outdoor amenity space is proposed within the secure car park area.

3.5 Security

It is proposed that CCTV security cameras will serve each apartment with particular attention to entrance doors, ground floor windows and the parking and amenity area.

It is also proposed that Secure By Design accreditation will be sought to achieve the correct levels of security required for this area of Manchester.

3.6 Materials

New materials are to match or complement the existing build, ie new Upvc windows and doors.

3.7 Waste Management

The proposed refuse storage area is within the secure car park/amenity space, with a dedicated council collection area situated outside of the secure car park, on Eldridge Drive.

Proposed Number Of Bins

5 x 240L general waste bins.

2 x 240L mixed recycling(glass and plastic bottles etc).

2 x 240L paper and card recycling.

1 x 240L garden and food waste.

5 x 23L food waste caddy

There is space for more waste receptacles if required.

See supplementary waste management strategy proforma.

3.8 Justification Of Loss Of Public House

The public house closed in 2011 and then re-opened in mid-2013 for a short period of time. Since then it has been opened and closed numerous times but never been open as a public house for a sustained period of time.

The public house closed for the last time at the start of the covid pandemic and has never re-opened. The public house over the past 13 years has slowly lost custom and the community saw the public house as less of a social place to visit.

Due to lack of customers JW Lees Brewers Ltd sought fit to sell the pub. There was no interest off any other breweries or private individuals to continue trading as a public house. It was then sold to a property developer who applied for change of use to a HMO. With the assumed same justification for closure as a public house as the current owner/applicant.

For the above reasoning, the property has closed as a public house forever.

4.0 Conclusion

We feel that we have taken account of the previous refusal notice for a 13 bed HMO. Reduced the density of housing and created family friendly apartments suitable for young professionals and young families, especially for first time buyers. Whilst providing secure off road parking, refuse storage and outdoor amenity space.

The communal outdoor amenity space gives some degree of openness required for young families, this was also requested in the previous refusal notice and officers report.